

VICINITY MAP  
SCALE: 1" = 2,000'

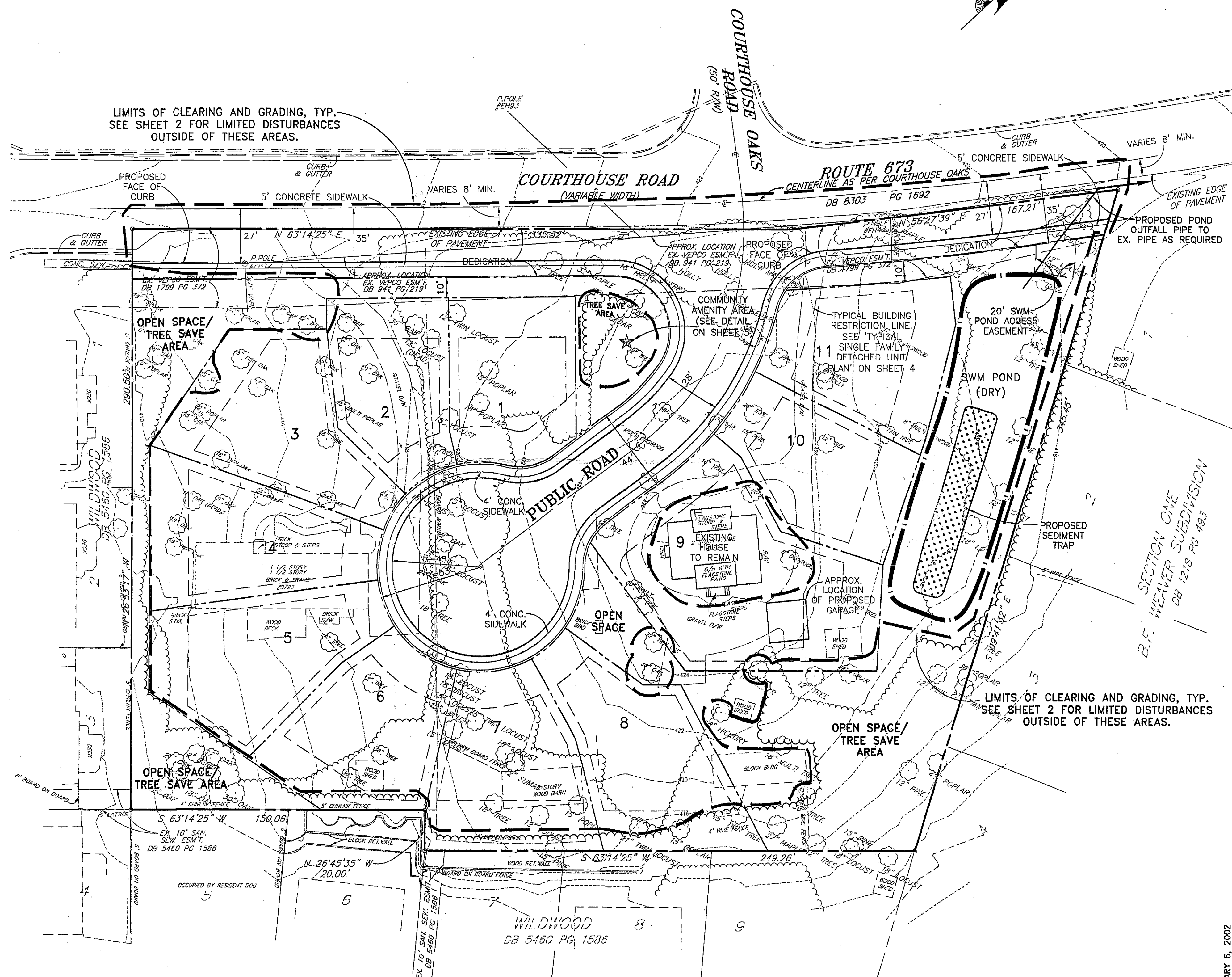
### SITE TABULATION:

EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-4
GROSS SITE AREA (G.S.A.):	3.15565 Ac. ± or 137,460 s.f. ±
ALLOWABLE DENSITY:	4 DU/AC
PROPOSED DENSITY:	3.49 DU/AC
PROPOSED NUMBER OF UNITS:	11 SINGLE FAMILY DETACHED UNITS **
MINIMUM LOT SIZE:	NO REQUIREMENT
MINIMUM LOT SIZE PROVIDED:	4,820 s.f.±
AVERAGE LOT SIZE PROVIDED:	6,200 s.f.±
MAXIMUM BUILDING HEIGHT:	35' MAX. (FROM THE R-4 ZONE)
YARD SETBACKS:	SEE THE TYPICAL SINGLE FAMILY DETACHED UNIT PLAN ON SHEET 4 FOR MIN. SETBACKS/BUILDING RESTRICTION LINE.
REQUIRED OPEN SPACE (20% OF G.S.A.):	0.63 Ac. ±
PROPOSED OPEN SPACE (26.3% ± OF G.S.A.):	0.83 Ac. ±
PARKING REQUIRED:	22 SP.
PARKING PROVIDED:	22 SP.

\*\* INCLUDES ONE EXISTING HOUSE.

### LOT SIZE TABLE:

LOT NUMBER	LOT AREA
1	4,950 s.f.±
2	4,820 s.f.±
3	6,470 s.f.±
4	6,160 s.f.±
5	6,290 s.f.±
6	5,700s.f.±
7	6,080 s.f.±
8	6,560 s.f.±
9	10,200 s.f.±
10	5,330 s.f.±
11	5,660 s.f.±



RZ/FDP  
Application No. 2001-PR-032 Staff MAG  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (DD) (FDP)  
SEE PROFILES DATED 3-18-02  
Date of BOS 3-18-02  
Sheet 1 of 8

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
FEB 6 2002  
ZONING EVALUATION DIVISION

REMOVED FEBRUARY 6, 2002  
REMOVED JANUARY 28, 2002  
REMOVED JANUARY 18, 2002  
REMOVED JANUARY 9, 2002  
REMOVED DECEMBER 10, 2001

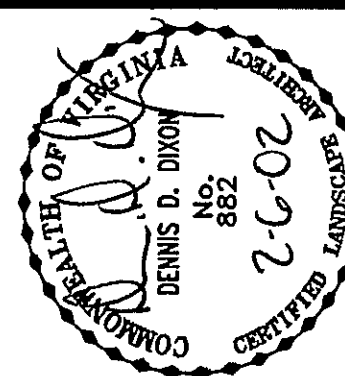
BC REVISIONS  
AUGUST 31, 2001  
REMOVED SEPTEMBER 14, 2001  
REMOVED SEPTEMBER 28, 2001  
REMOVED OCTOBER 29, 2001  
REMOVED NOVEMBER 30, 2001  
OWNER  
CONTRACT PURCHASER & APPLICANT:  
STANLEY MARTIN HOMEBUILDING  
SUITE 101  
RENTON, VIRGINIA 20191

DESIGNED BY: PLR  
DRAFTED BY: CAD  
CHECKED BY: DDD  
DATE: MAY, 2001  
SCALE: HOR. 1"=30'  
VERT. N/A  
SHEET 1 OF 8  
CO. NO. RZ 2001-PR-032  
FILE NO. 01017.01-08  
CADD NAME: pamelacdp.dwg

### CONCEPTUAL/FINAL DEVELOPMENT PLAN

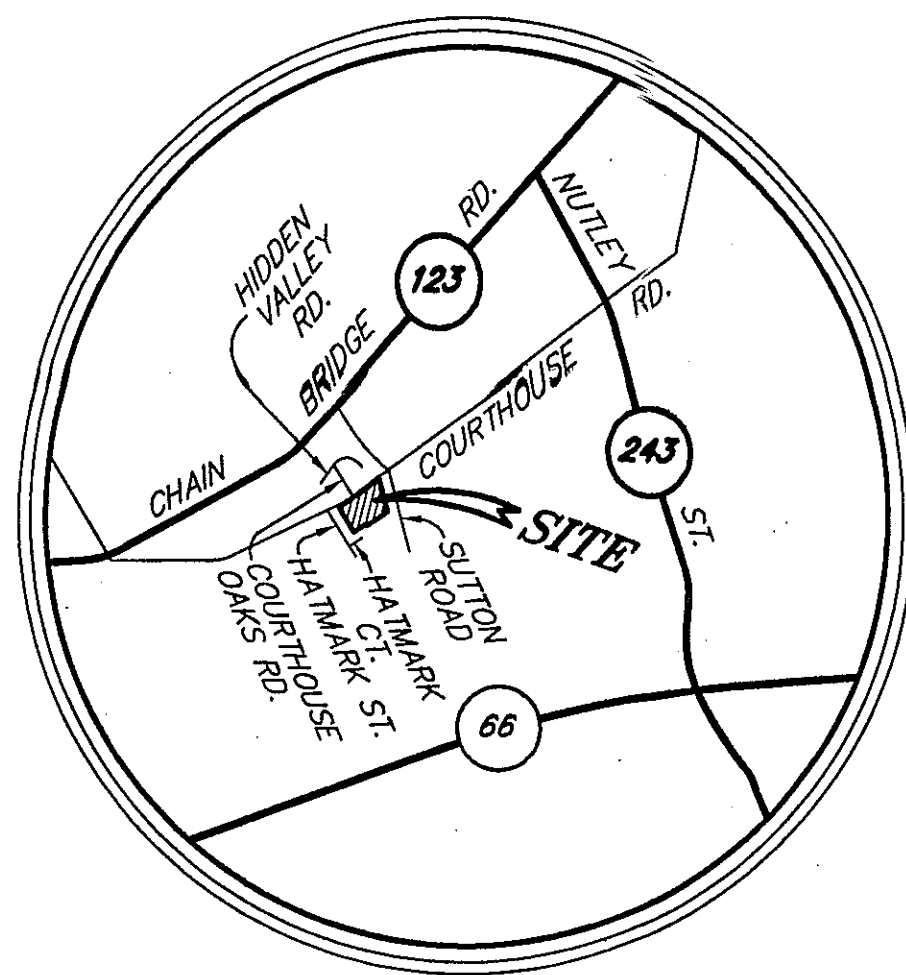
## OAKTON PARK

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**BC Consultants**  
Planners • Engineers • Surveyors • Landscape Architects  
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8108 (Fax)  
www.bcco.com





VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND:

- LARGE DECIDUOUS TREE
- SMALL OR COMPACT DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- PERENNIALS, ORNAMENTAL GRASSES AND/OR SHRUB MASSINGS
- LIMITS OF CLEARING & GRADING (UNLESS NOTED OTHERWISE BELOW)
- PROPOSED CONSERVATION EASEMENT
- EXISTING GRAVEL DRIVEWAY OUTSIDE THE LIMITS OF CLEARING AND GRADING TO BE REMOVED. THIS AREA SHALL BE RESTORED AS LAWN TO ITS PRE-DISTURBANCE GRADES.
- AREA OUTSIDE OF LIMITS OF CLEARING AND GRADING WHERE LIMITED CLEARING BY HAND SHALL OCCUR FOR PROPOSED LANDSCAPING. EXISTING UNDERSTORY SHRUBS, BRUSH AND INDIVIDUAL TREES WILL BE REMOVED. PROPOSED LANDSCAPING SHALL CONSIST OF AN EVERGREEN SCREEN PLANTED WITH ARBORVITAE, FOSTER'S HOLLY AND EASTERN RED CEDAR OR AN EQUIVALENT APPROVED BY THE URBAN FORESTER.

NOTE: TREES WITHIN THE VEPCO EASEMENT SHALL BE AS APPROVED BY VEPCO. SEE SHEET 6, 'STREETSCAPE PLAN' FOR RECOMMENDED VEPCO TREES AND SHRUBS.

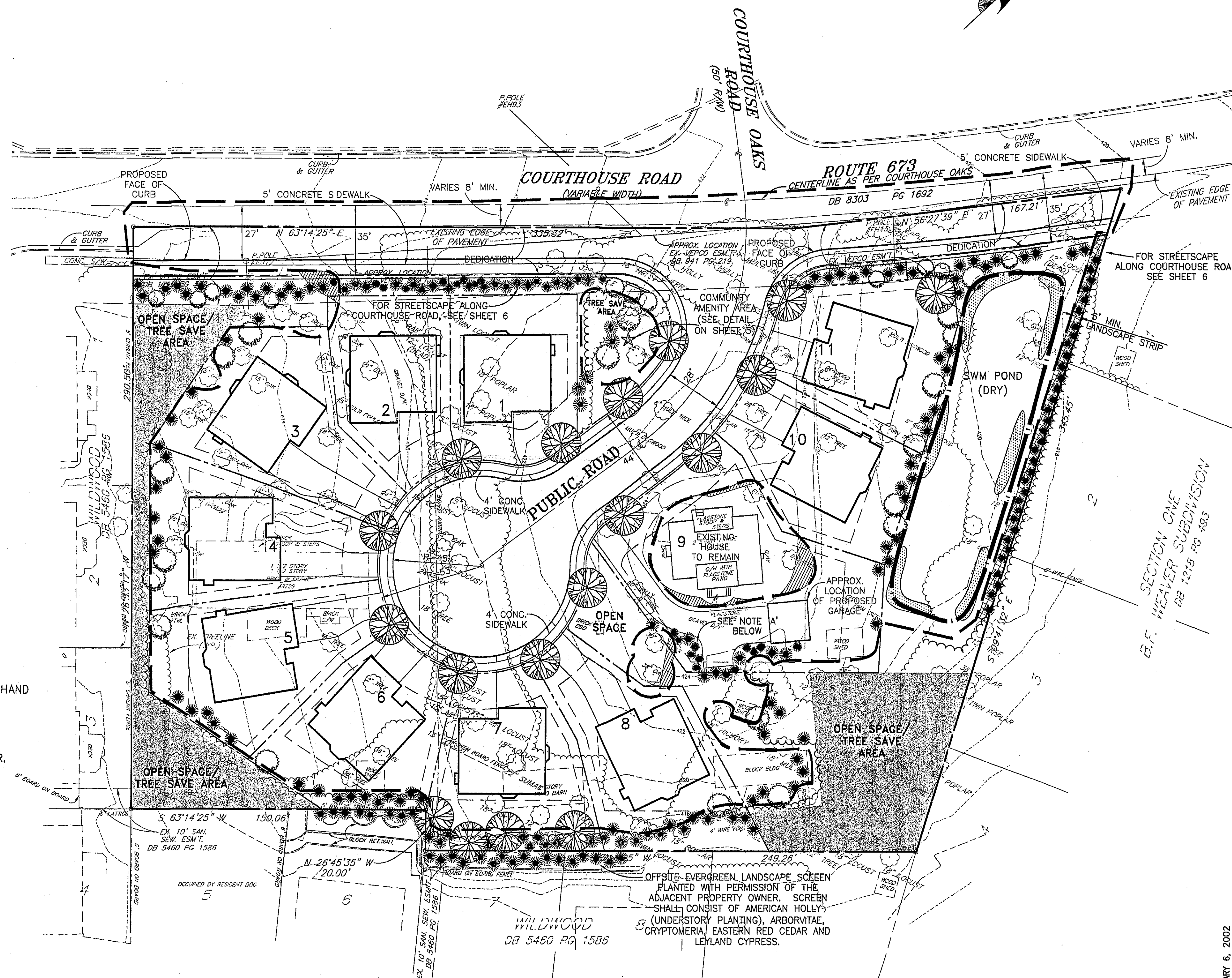
NOTE: SOME PLANTINGS HAVE BEEN PROVIDED OUTSIDE THE LIMITS OF CLEARING AND GRADING AS SUPPLEMENTAL AND/OR UNDERSTORY PLANTINGS. FINAL PLANT LOCATIONS AND PLANT TYPE SHALL BE COORDINATED WITH THE URBAN FORESTER. NO NEW PLANTINGS ARE ALLOWED WITHIN THE PROPOSED CONSERVATION EASEMENTS.

RECOMMENDED PLANT LIST:

SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES
Littleleaf Linden	Eastern Redbud	Holly, Sp.
Red Maple	Flowering Dogwood	Pine, Sp.
Red Oak	Sweetbay Magnolia	Leyland Cypress
Willow Oak	Yoshino Cherry	Serbian Spruce

SHRUBS	PERENNIALS
Azalea, Sp.	Astible
Boxwood	Black-eyed Susan
Butterfly Bush	Coreopsis
Holly, Sp.	Daylily
Hydrangea	Hosta
	Iris
	Ornamental Grasses
	Perovskia
	Sedum
	Purple Coneflower



NOTE: HOUSE FOOTPRINTS ARE APPROXIMATE.

NOTE 'A': EXTENSIVE PLANTING SCREEN CONSISTING OF LEYLAND CYPRESS AND SERBIAN SPRUCE, SUPPLEMENTED WITH EVERGREEN SHRUBS.

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APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 3.19.02  
Date of (BOS) (PC) approval 3.19.02  
Sheet 2 of 8

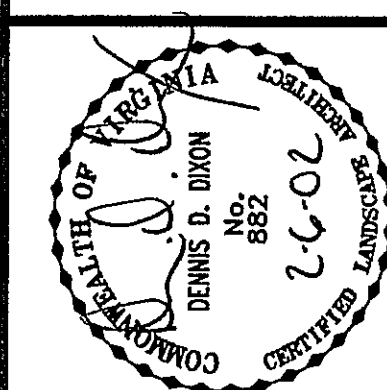
LANDSCAPE PLAN

OAKTON PARK

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR  
DRAFTED BY: CAD  
CHECKED BY: DDD  
DATE: AUGUST 31, 2001  
SCALE: HOR. 1"=30'  
VERT. N/A  
SHEET 2 OF 8  
CO. NO. RZ 2001-PR-032  
FILE NO. 01017.01-08  
CADD NAME: PSMellenc.dwg

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EXISTING ZONE: R-1

GROSS SITE AREA (G.S.A.): 3.16 AC  $\pm$  / 137,460.00 SF  $\pm$

**AREA A:**

COVER TYPE:	Developed Area
PRIMARY SPECIES:	Tulip Poplar, Red Oaks, Black Gum
SUCCESSIONAL STAGE:	N/A
CONDITION:	Good
ACREAGE:	0.80 AC $\pm$
COMMENTS:	This area contains a 1 1/2 story brick house and shed. The house and driveway are in good condition. There is minimal landscaping around the house consisting of Hosta and Rhododendrons. There are, however several large Tulip Poplars, Oaks, and Maples in excellent condition in the front yard of the house. The majority of this area is a lawn in good condition which is maintained by the homeowner.

**AREA B:**

COVER TYPE:	Old Field
PRIMARY SPECIES:	Black Cherry, Virginia Pine, Locust, Oaks
SUCCESSIONAL STAGE:	Sub-climax
CONDITION:	Good
ACREAGE:	0.18 AC ±
COMMENTS:	This area is along the outside edge of the property. Most of the trees are in good condition.

**AREA C:**

COVER TYPE: Developed Area/Old Field

PRIMARY SPECIES: Red Maples, Tulip Poplar, Black Gum, Locust, Black Cherry, Virginia Pine

SUCCESSIONAL STAGE: Sub-climax

CONDITION: Fair

ACREAGE: 0.48 AC  $\pm$

COMMENTS: This area could be considered Old Field if it did not contain the old barn. There are several small trees in this area with most of the large trees along the lot line. The majority of this area is covered in high grass and weed trees. There is an existing two-story barn within this area, but the area around the barn is minimally maintained with no existing driveway to it. The homeowner has let this area become overgrown.

**AREA D:**

COVER TYPE:	Maintained Grassland
PRIMARY SPECIES:	Rhododendron and Perennials
SUCCESSIONAL STAGE:	N/A
CONDITION:	Good
ACREAGE:	0.09 AC ±
COMMENTS:	This area is a small strip of landscaping on the edge of the homeowner's maintained front yard. This area divides Area F from Area C. This landscaped strip contains several young rhododendron, a variety of perennials, and has been mulched. The whole area is in good condition.

**AREA E:**

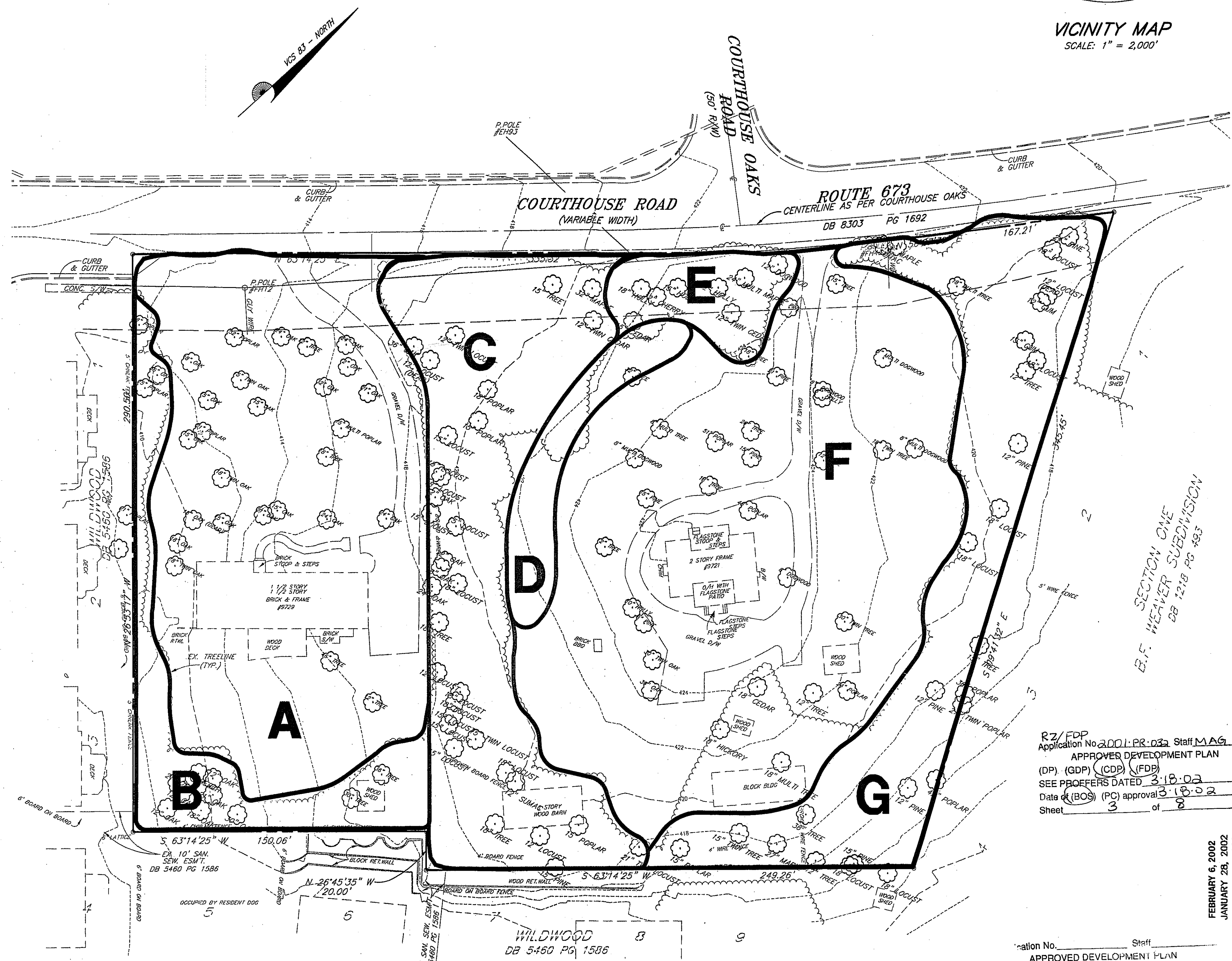
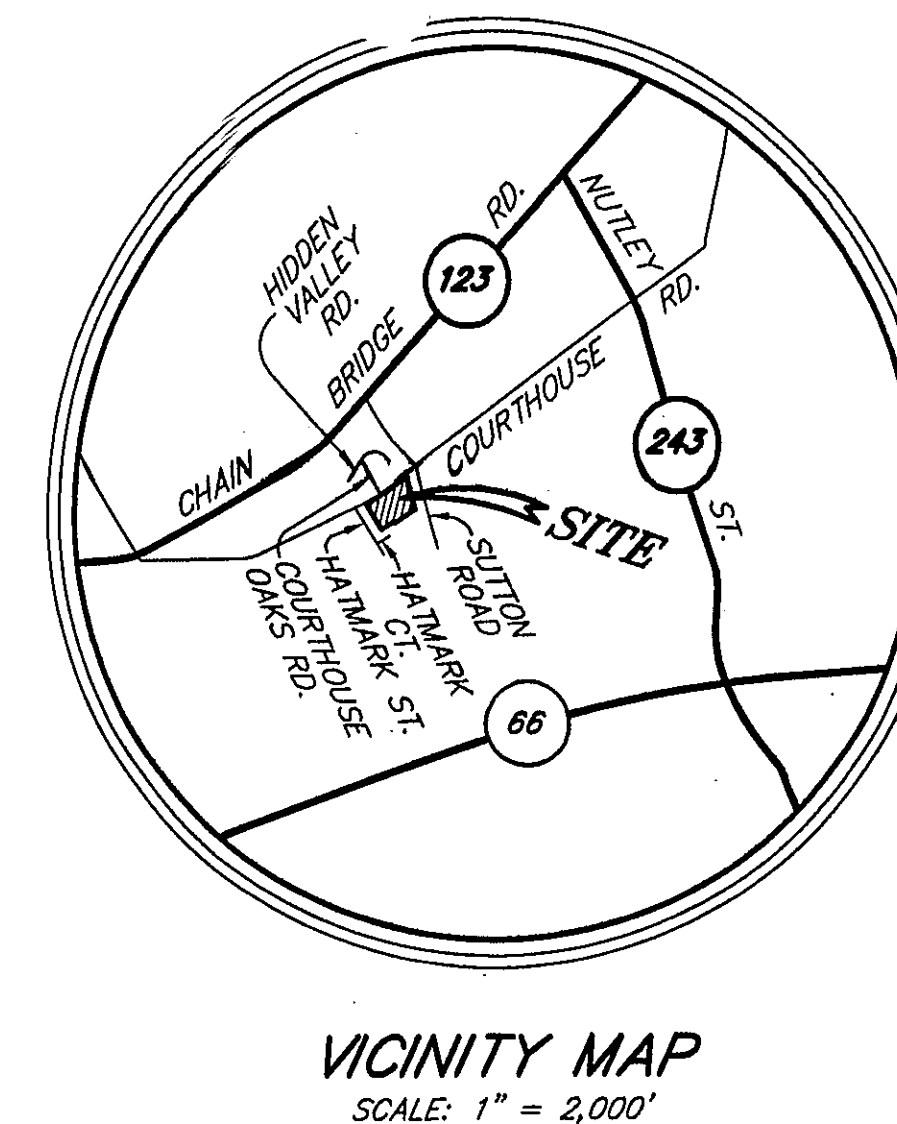
COVER TYPE:	Old Field
PRIMARY SPECIES:	Virginia Pine, Holly, Maple, Black Gum
SUCCESSIONAL STAGE:	Sub-climax
CONDITION:	Good-Fair
ACREAGE:	0.09 AC ±
COMMENTS:	This area contains a mix of hardwoods and evergreens. Most the trees are in good condition.

**AREA F:**

COVER TYPE:	Developed Area
PRIMARY SPECIES:	Hickory, Tulip Poplar, Holly, Red Maple
SUCCESIONAL STAGE:	N/A
CONDITION:	Good
ACREAGE:	1.06 AC ±
COMMENTS:	This area contains a historic two-story house with a shed and a block building behind the house. The house has been landscaped and is in good condition. The majority of this area is a maintained lawn in good condition. Along the front of this area is a mixed stand of evergreens and hardwoods providing screening for the house from the road. There are several nice large trees located within the maintained lawn including a 30" Hickory, a 36" Tulip Poplar, a 24" Red Maple, and a 24" Tulip Poplar all are in good condition.

**AREA G:**

COVER TYPE:	Upland Forest
PRIMARY SPECIES:	Locust, Tulip Poplars, Sassafras, Virginia Pines
SUCCESSIONAL STAGE:	Sub-climax
CONDITION:	Good-Fair
ACREAGE:	0.46 AC ±
COMMENTS:	This area contains more larger trees than area C and isn't as overgrown. Most the trees are in good condition.



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SEE PROFFERS DATED 3-18-02  
Date of (BOS) (PC) approval 3-18-02  
Sheet 3 of 8

FEBRUARY 6, 2002  
JANUARY 28, 2002  
JANUARY 18, 2002  
JANUARY 9, 2002  
DECEMBER 2001

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APPROVED DEVELOPMENT PLAN  
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EERS DATED \_\_\_\_\_  
(PC) approval \_\_\_\_\_  
of \_\_\_\_\_

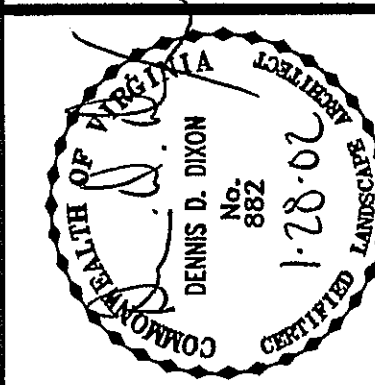
## EXISTING VEGETATION MAP

# OAKTON PARK

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISIONS	BC	REVISED SEPTEMBER 10, 2001
	DESIGNED BY:	MWJ
	DRAFTED BY:	CAD
	CHECKED BY:	DDD
	DATE:	MAY, 2001
	SCALE:	HOR. 1"=30' VERT. N/A
	SHEET	3 OF 8
	CO. NO.	RZ2001-PR-032
	FILE NO.	01,017-01-08
	CADD NAME:	pmselme.dwg

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GENERAL NOTES:

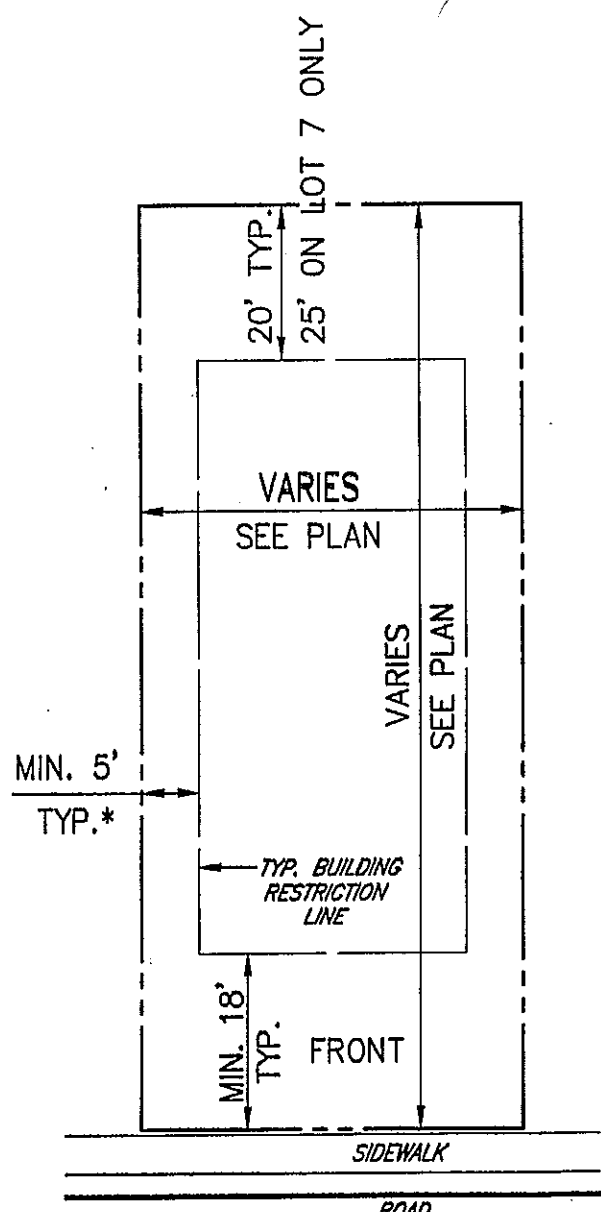
1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP # 48-1-((1)), PARCELS 113A AND 113B. EACH PARCEL IS CURRENTLY ZONED R-1.
2. THE TOPOGRAPHY SHOWN HEREON IS FROM A CURRENT FIELD SURVEY CONDUCTED BY BC CONSULTANTS IN APRIL, 2001. THE TOPOGRAPHY IS SHOWN AT A 2 FOOT CONTOUR INTERVAL. BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
3. THE BOUNDARY INFORMATION SHOW HEREON IS FROM A CURRENT FIELD SURVEY CONDUCTED BY BC CONSULTANTS DATED APRIL 18, 2001. PARCEL 113A TITLE POLICY FURNISHED BY STEWART TITLE GUARANTY COMPANY POLICY NO. 09981-397099 DATED MAY 3, 1993. PARCEL 113B TITLE COMMITMENT FURNISHED BY: STEWART TITLE GUARANTY COMPANY CASE NO. H0000547 DATED NOVEMBER 20, 2000 AT 8:00 AM.
4. THE PROPERTY SHOW ON THIS CDP/FDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT (ACCOITINK, M-2 SEWER SUB SHED), AND THE ACCOTINK CREEK WATER SHED.
5. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS EXCEPT FOR THE FOLLOWING MODIFICATION:
- \* MODIFICATION OF THE REQUIRED COMPREHENSIVE PLAN PEDESTRIAN TRAIL TO THAT AS SHOWN ON THE PLAN (5' CONCRETE SIDEWALK TO MATCH EXISTING TRAILS ON ADJACENT PROPERTIES).
6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, THERE IS A PEDESTRIAN TRAIL REQUIRED ALONG COURTHOUSE ROAD. A 5' CONCRETE SIDEWALK WILL BE PROVIDED TO MATCH EXISTING TRAILS ON ADJACENT PROPERTIES. SEE NOTE 5 ABOVE.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN A STORM WATER MANAGEMENT POND (DRY) USING INNOVATIVE TECHNIQUES (AS OUTLINED IN A DRAFT LETTER TO INDUSTRY ON INNOVATIVE BMP'S FROM JOHN FRIEDMAN, CODE ANALYSIS DIVISION, O.S.D.S. DATED JULY 12, 2001) IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. SEE PLAN FOR LOCATION.
9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
10. THIS PLAN DOES NOT SHOW UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES ON THIS SITE. ALL EXISTING STRUCTURES FOUND ON SITE SHALL BE REMOVED EXCEPT THE HOUSE ON LOT 9.
13. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AS LONG AS NO OFF-SITE TREES ARE IMPACTED.
14. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARD AND SPECIFICATIONS.
15. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE GARAGE AND ANY TANDEM SPACE IN FRONT OF WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES.
16. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN AS LONG AS THERE IS NO DECREASE IN LANDSCAPING OR OPEN SPACE AT THE PERIPHERY OF THE SITE.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.  
B. CONTRACT PURCHASER/APPLICANT: STANLEY - MARTIN HOMEBUILDING, L.L.C. 1881 CAMPUS COMMONS DRIVE SUITE 101 RESTON, VA 20191
- OWNER:
- | PARCEL TAX ID NO.          | ZONING | OWNER                           | OWNERSHIP DEED BOOK/PAGE |
|----------------------------|--------|---------------------------------|--------------------------|
| 48- 1 - ((1)), PARCEL 113A | R-1    | BASSAM M. & SAFEIAH Z. ALWARITH | DB 8540 PG 351           |
| 48- 1 - ((1)), PARCEL 113B | R-1    | MICHAEL D. & LINNA M. SMELTZER  | DB 8421 PG 422           |
- C. TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.  
D. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.  
E. N/A (SINGLE FAMILY DETACHED DWELLINGS). MAXIMUM BUILDING HEIGHT IS 35'.  
F. PROPOSED CIRCULATION AS SHOWN ON THE PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.  
G. MAJOR OPEN SPACE AS SHOWN ON THE PLAN.  
H. REFER TO THE SITE TABULATIONS FOR PARKING CALCULATIONS.  
I. EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.  
J. NO 100 YR. FLOOD PLAIN, R.P.A., R.M.A. OR E.Q.C. EXIST ON SITE.  
K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP.  
L. STORM WATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.  
M. EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.  
N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.  
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.  
P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.  
Q. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO THE TYPICAL UNIT PLAN (ABOVE, RIGHT) FOR ADDITIONAL SETBACK INFORMATION.  
R. ONE EXISTING HOME (SEE PLAN) WILL BE PRESERVED. ALL OTHER EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION OFF ALL STRUCTURES ON SITE ARE NOT KNOWN.  
S. N/A  
T. REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.  
U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.  
V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.  
W. AMENITY AREAS ARE AS SHOWN ON THE PLAN.  
X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. N/A.

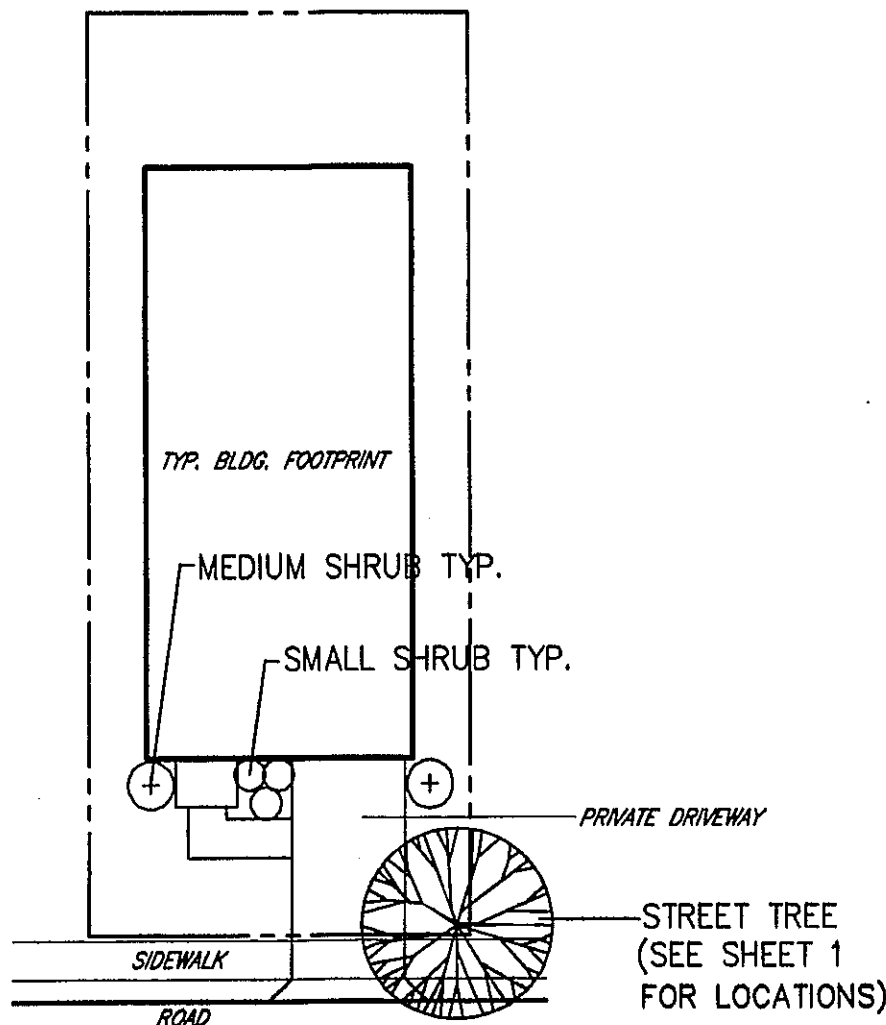
16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON THE PLAN.  
B. PROPERTY LINE INFORMATION AS SHOWN ON THE PLAN.  
C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.  
D. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.  
E. EXISTING STREET INFORMATION AS SHOWN ON THE PLAN.  
F. TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.  
G. PROPOSED USES AS SHOWN ON THE PLAN.  
H. N/A (SINGLE FAMILY DWELLING). MAXIMUM BUILDING HEIGHT IS 35'.  
I. DISTANCES FROM PROPOSED DEVELOPMENT (LOT LINE) TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN.  
J. N/A  
K. PROPOSED CIRCULATION AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS INFORMATION.  
L. PARKING AS SHOWN ON THE PLAN. SEE THE SITE TABULATIONS FOR THE PARKING CALCULATIONS.  
M. OPEN SPACE AND AMENITY AREAS ARE AS SHOWN ON THE PLAN.  
N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP.  
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.  
P. PROPOSED UTILITIES AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 10.  
Q. STORM WATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.  
R. EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.  
S. NO 100 YR. FLOOD PLAIN, R.P.A., R.M.A. OR E.Q.C. EXIST ON SITE.  
T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
2. REFER TO THE SITE TABULATIONS.
3. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES ARE SHOWN ON SHEETS 6 & 7. SIGNS AND LIGHT FIXTURES ARE SHOWN ON SHEET 3.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
7. N/A
8. N/A.



\* 5' MINIMUM SIDE YARD. HOWEVER, NO HOUSES SHALL BE CLOSER THAN 12' FROM EACH OTHER.

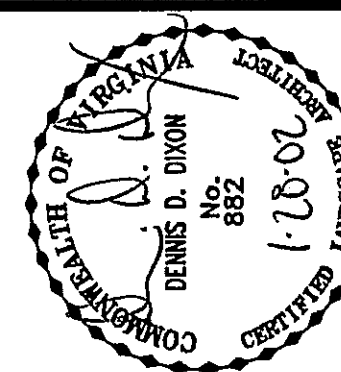
TYPICAL SINGLE FAMILY DETACHED UNIT PLAN  
NO SCALE



(FOR ILLUSTRATIVE PURPOSES ONLY!)

TYPICAL SINGLE FAMILY DETACHED UNIT LANDSCAPE PLAN  
NO SCALE

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GENERAL NOTES AND DETAILS

OAKTON PARK

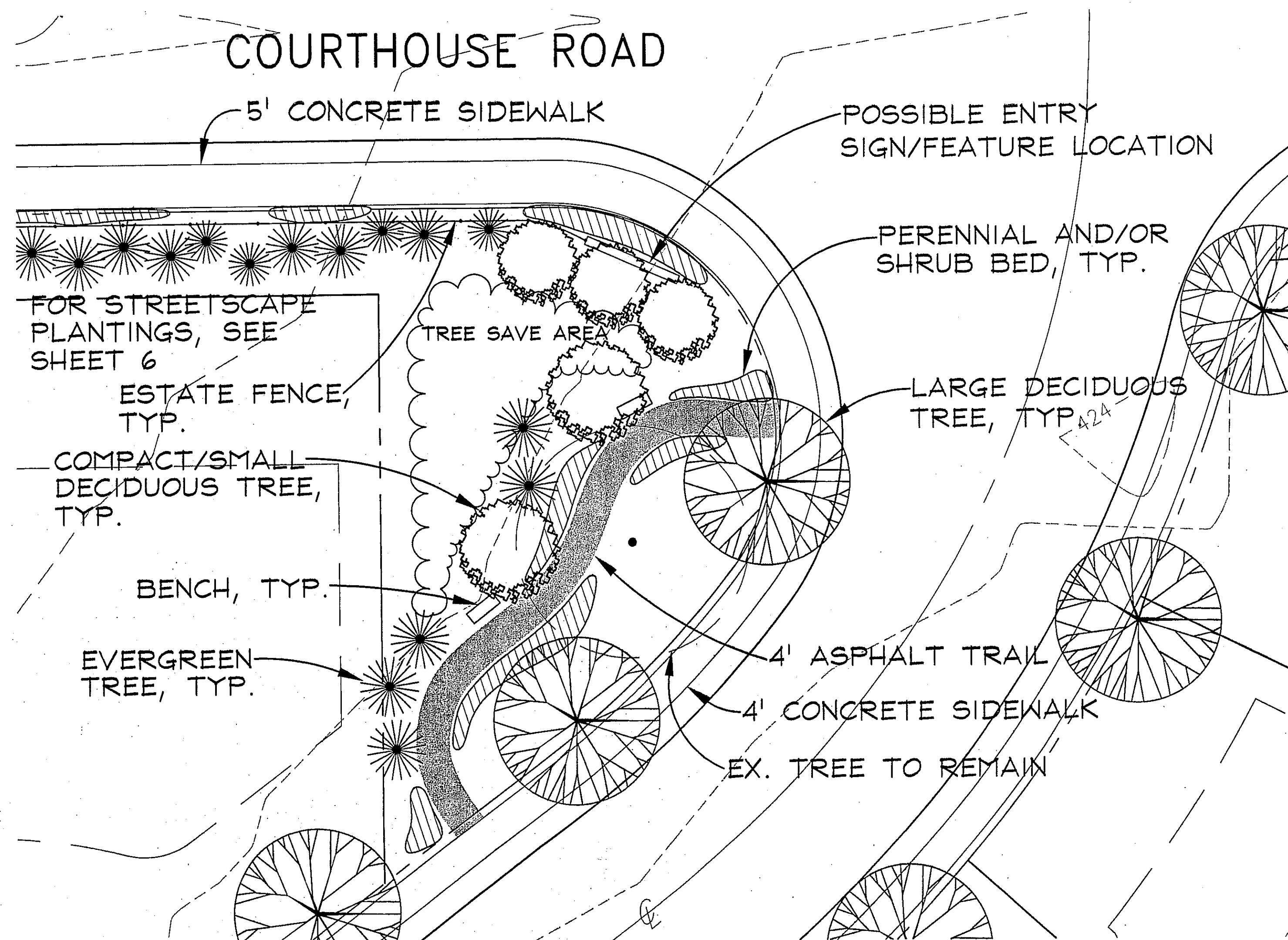
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS  
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CONTRACT PURCHASER & APPLICANT:  
STANLEY MARTIN HOMEBUILDING  
1881 CAMPUS COMMONS DRIVE  
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SEE PROFFERS DATED 3-12-02  
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Sheet 4 of 8

DESIGNED BY: PLR  
DRAFTED BY: CAD  
CHECKED BY: DDD  
DATE: MAY, 2001  
SCALE: HOR. N/A  
VERT. N/A  
SHEET 4 OF 8  
CO. NO. RZ 2001-PR-032  
FILE NO. 01017.01-08  
CADD NAME: psmelnot.DWG

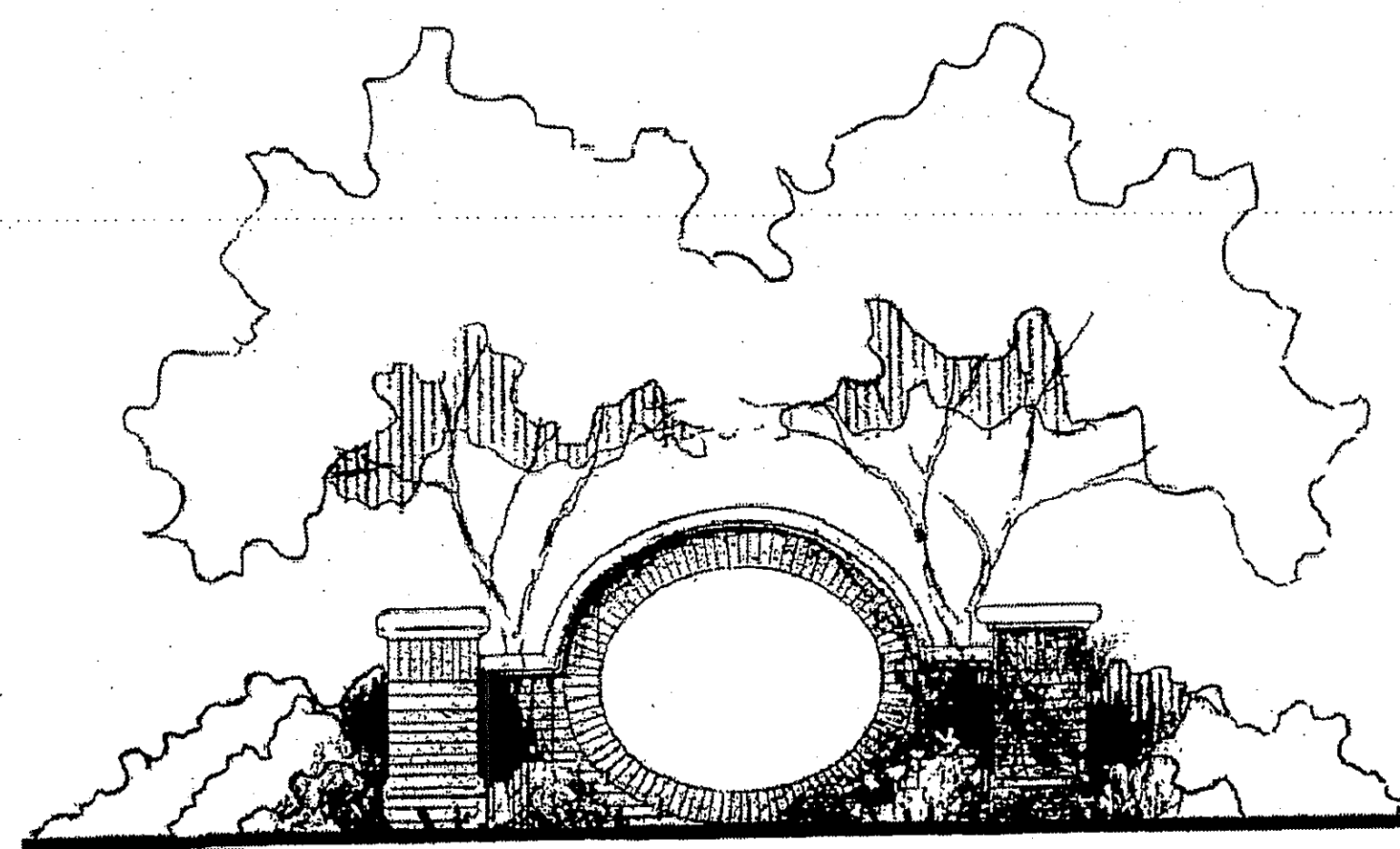




### Community Amenity Area

SCALE: 1" = 10'

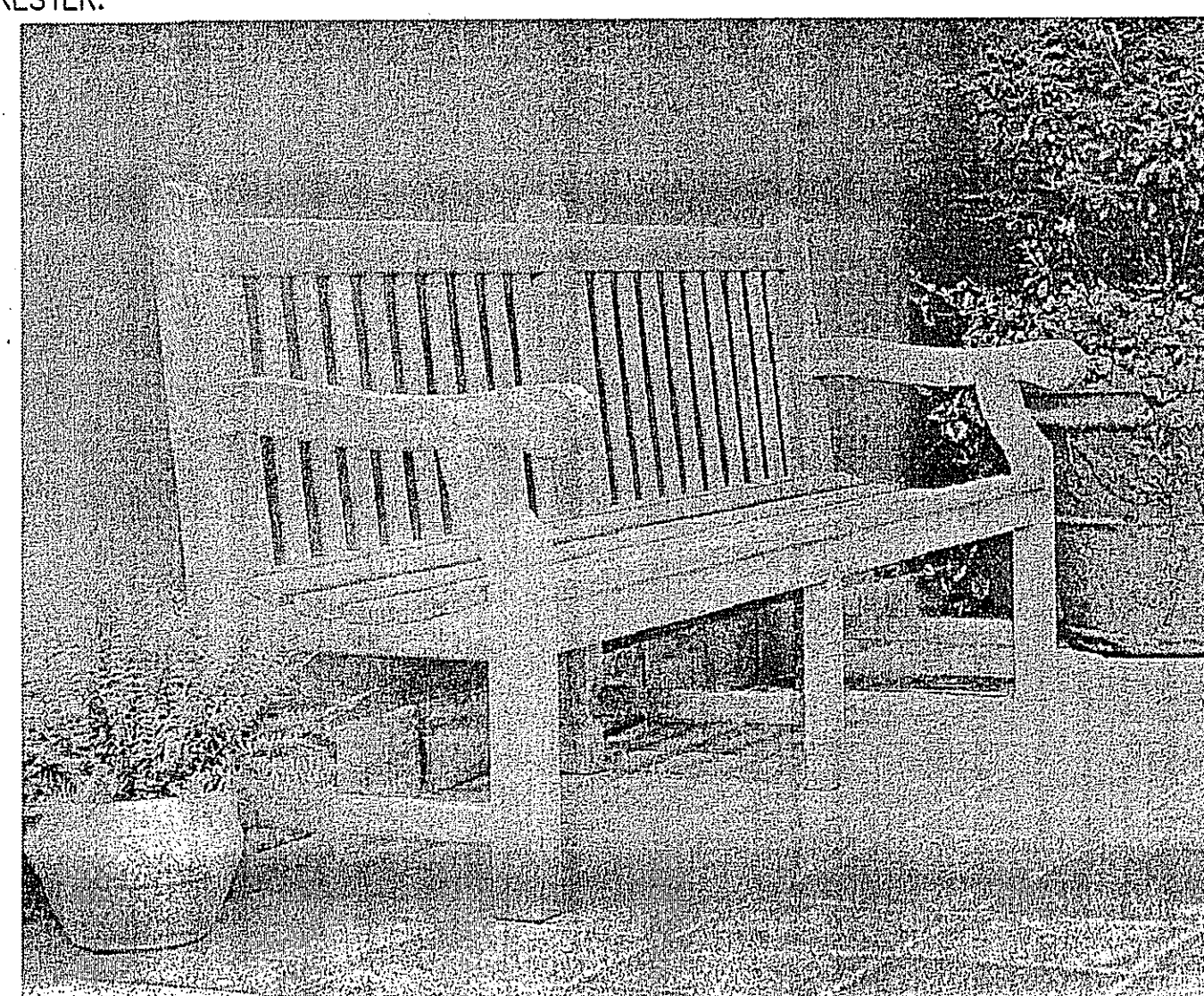
NOTE: FINAL LOCATIONS OF ASPHALT TRAIL, BENCHES AND LANDSCAPING OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE COORDINATED WITH THE URBAN FORESTER.



### Entry Sign/Feature

NO SCALE

(As shown or an approved equivalent.)



### Bench

NO SCALE

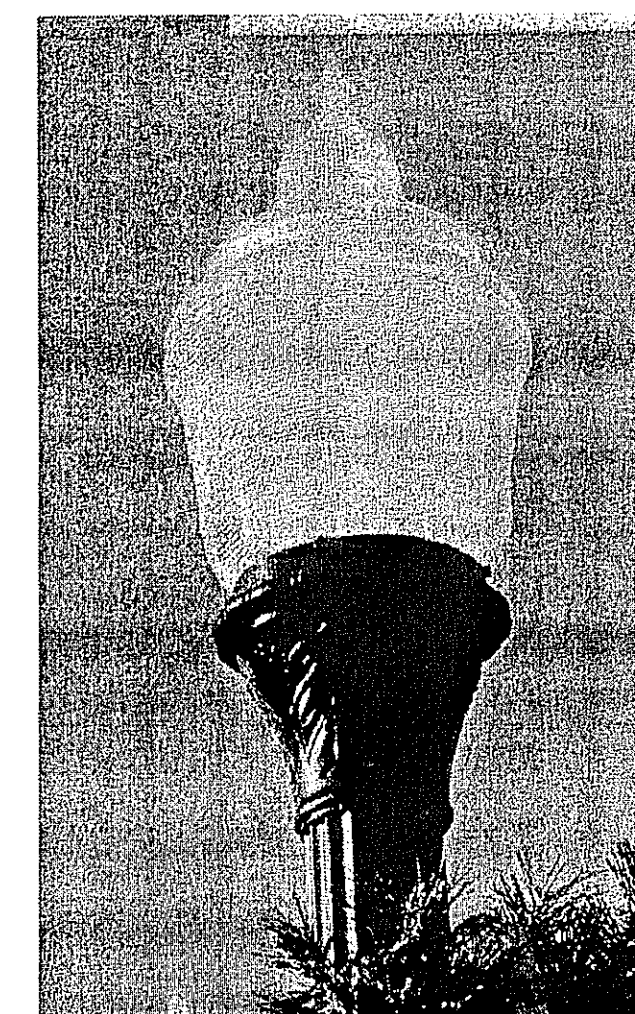
(As shown or an approved equivalent.)



### Lamp Pole

NO SCALE

(Lamp for Lamp Pole.  
As shown or an approved equivalent.)

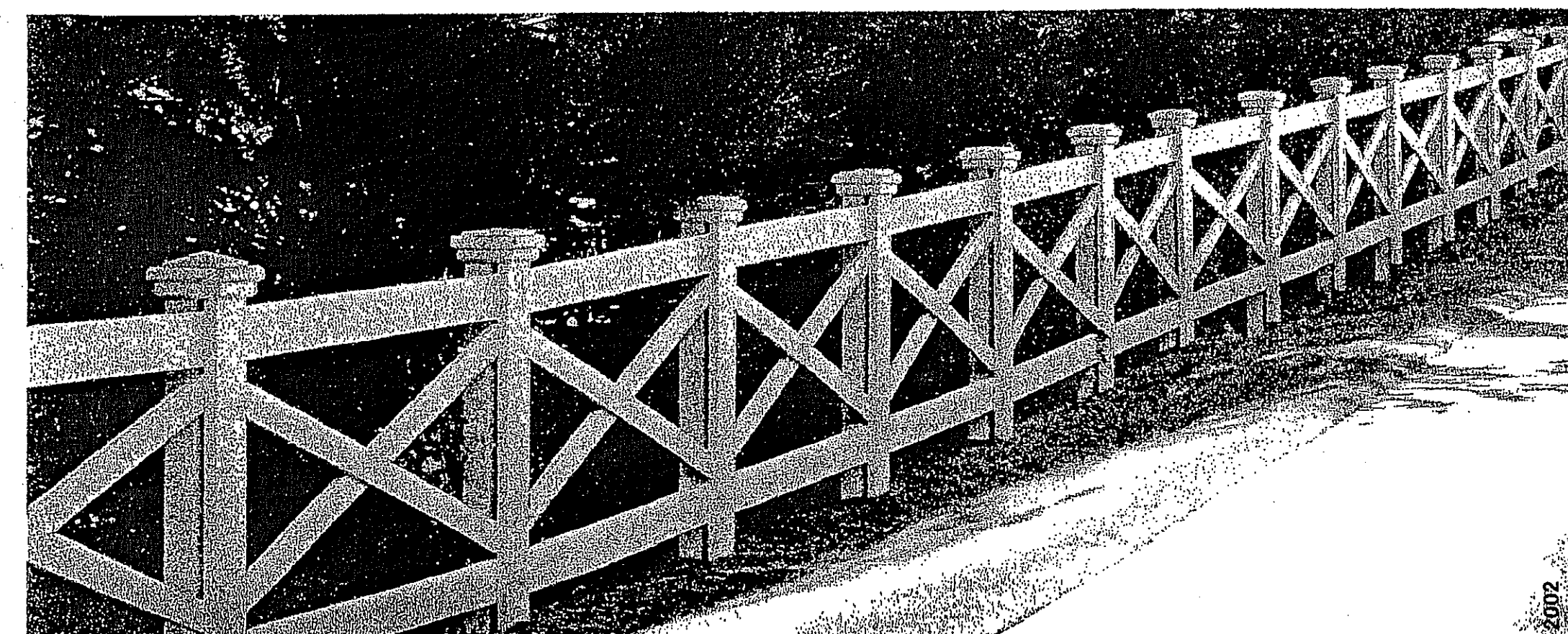


### 'Acorn' Lamp Detail

NO SCALE

(As shown or an approved equivalent.)

NOTE: IF THIS LAMP AND LAMP POLE IS NOT APPROVED BY BOTH VDOT AND (DOMINION) VIRGINIA POWER THEN THE STANDARD 'COLONIAL STYLE' LIGHT (FAIRFAX COUNTY PUBLIC FACILITIES MANUAL PLATE 32-7, STD. NO. RF-3) WILL BE USED.

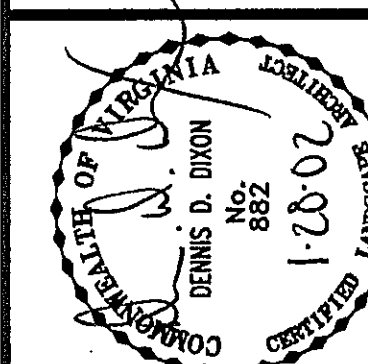


### PVC Estate Fence

NO SCALE

**THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY**

**BC Consultants**  
Planners • Engineers • Surveyors • Landscape Architects  
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8108 (Fax)  
www.bccoon.com



SITE DETAILS AND AMENITY AREAS

## OAKTON PARK

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

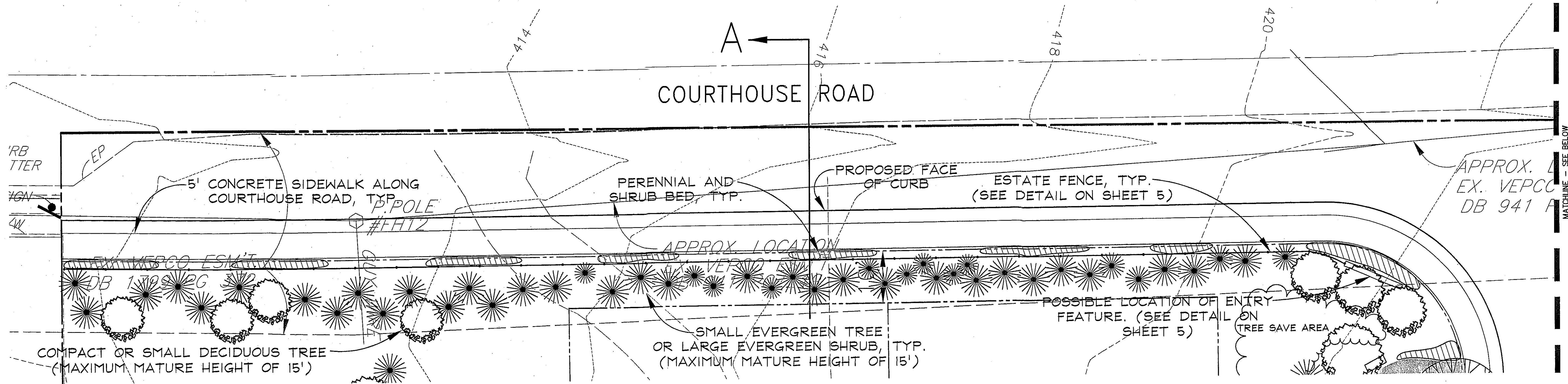
REVISIONS  
FEBRUARY 6, 2002  
JANUARY 28, 2002  
JANUARY 16, 2002  
JANUARY 9, 2002  
REVISED DECEMBER 10, 2001

RZ/For  
Application No. 2001-PR-032  
APPROVED DEVELOPMENT PLAN  
(DP), (GDP), (CDP), (FDP)  
SEE PROFFERS DATED 3-18-02  
Date of (BOS) (PC) approval 3-18-02  
Sheet 5 of 8

DESIGNED BY: DDD  
DRAFTED BY: CAD  
CHECKED BY: DDD  
DATE: MAY, 2001  
SCALE: HOR. AS NOTED  
VERT. N/A  
SHEET 5 OF 8  
CO. NO. RZ 2001-PR-032  
FILE NO. 01017.01-08  
CADD NAME: psmeldet.dwg

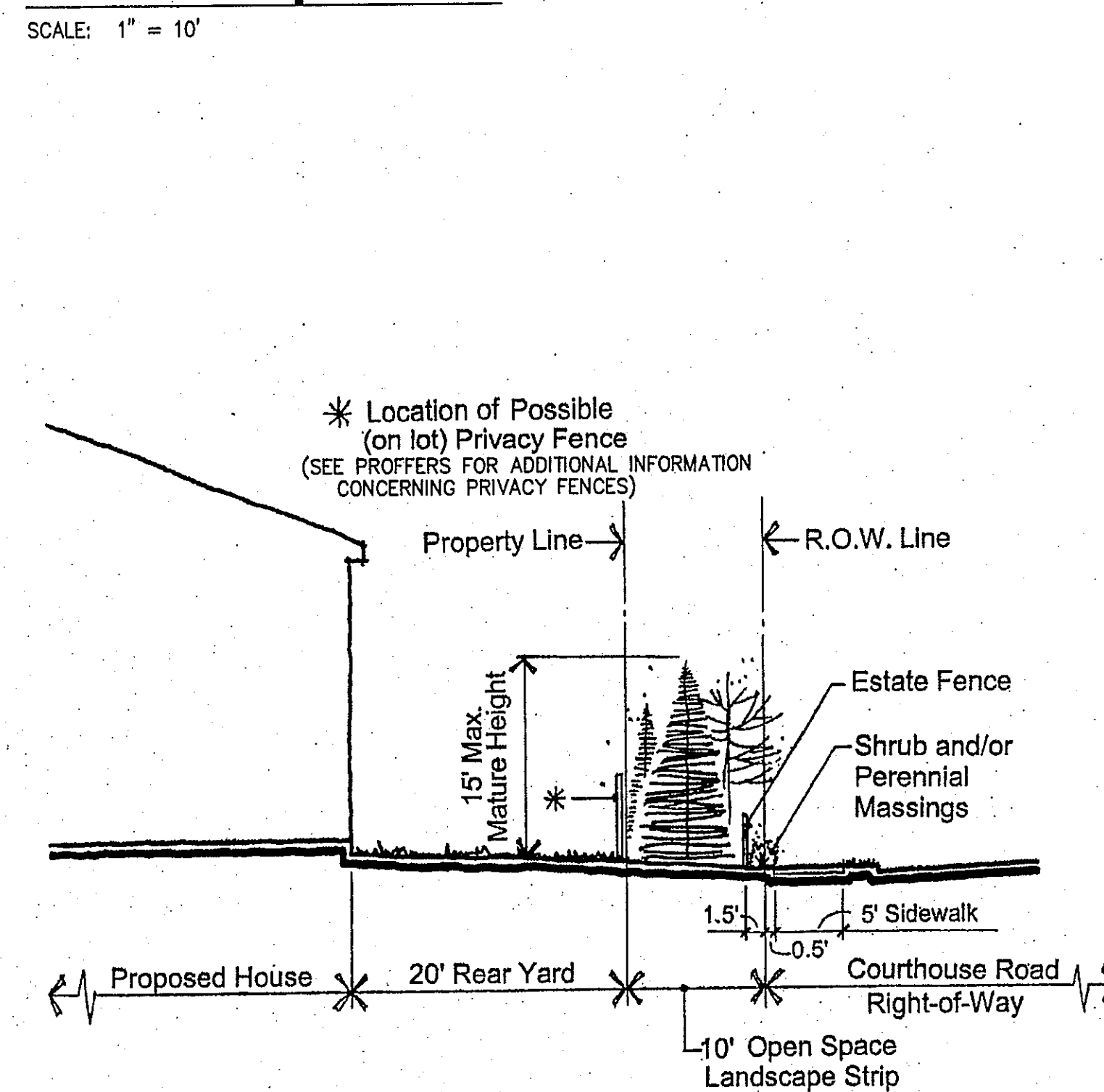
REFS: psmeldet.dwg





## Streetscape Plan

SCALE: 1" = 10'



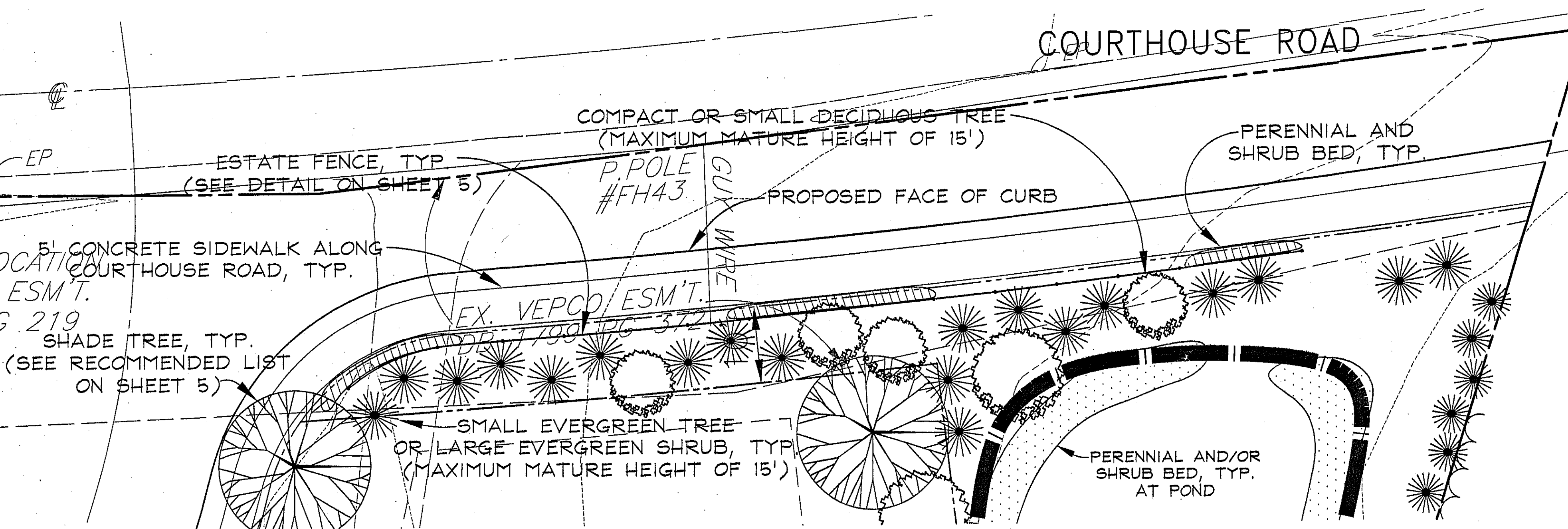
## Section 'A'

SCALE 1" = 10'

NOTE: SEE SHEET 5 FOR ADDITIONAL SHRUBS AND PERENNIALS.

NOTE: HEIGHT OF TREES AND SHRUBS AT TIME OF PLANTING SHALL BE AS FOLLOWS: 30% - 4' TO 5', 30% - 5' TO 6', 40% - 6' TO 7'.

NOTE: RECOMMENDED PLANT MATERIAL MAY BE SUBSTITUTED WITH APPROVAL BY VEPCO AND THE URBAN FORESTER.



## Streetscape Plan

SCALE: 1" = 10'

## RECOMMENDED VEPCO TREES AND SHRUBS:

(Maximum Mature Height of 15')

### SMALL EVERGREENS TREES AND LARGE EVERGREEN SHRUBS

'Emerald' Arborvitae (*Thuja occidentalis* 'Emerald')

'Spartan' Juniper (*Juniperus chinensis* 'Spartan')

'Gulf tide' Osmanthus (*Osmanthus heterophyllus* 'Gulf tide')

'Blue Stallion' Holly (*Ilex x meserveae* 'Blue Stallion')

Dwarf White Pine (*Pinus strobus* 'Nana')

Sargent's Weeping Hemlock (*Tsuga canadensis* 'Sargent')

Steeds' Holly (*Ilex crenata* 'Steeds')

### COMPACT OR SMALL DECIDUOUS TREES

Downy Serviceberry (*Amelanchier arborea*)

Amur Maple (*Acer ginnala*)

Sweetbay Magnolia (*Magnolia virginiana*)

Japanese Snowbell (*Styrax japonica*)

### SUPPLEMENTAL SHRUBS FOR SCREENING

Heavenly Bamboo (*Nandina domestica*)

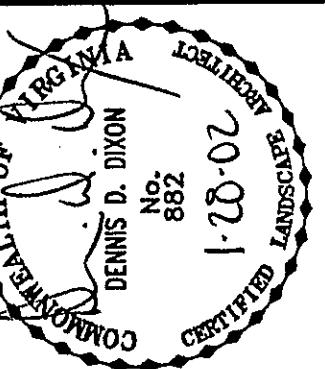
Red Tip Photinia (*Photinia fraseri*)

Leatherleaf Viburnum (*Viburnum rhytidophyllum*)

'Skip' Cherry Laurel (*Prunus laurocerasus* 'Schlpkaensis')

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 www.bcon.com



**STREETSCAPE PLAN**  
**OAKTON PARK**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: DDD
REVISED OCTOBER 29, 2001	DRAFTED BY: CAD
REVISED NOVEMBER 30, 2001	CHECKED BY: DDD
REVISED DECEMBER 10, 2001	DATE: SEPTEMBER 28, 2001
REVISED JANUARY 9, 2002	SCALE: HOR. AS NOTED
JANUARY 18, 2002	VERT. N/A
OWNER: CONTACT PURCHASER & APPLICANT:	SHEET 6 OF 8
STANLEY MARTIN HOMEBUILDING	CO. NO. RZ 2001-PR-032
1881 CAMPUS COMMONS DRIVE	FILE NO. 01017.01-08
SUITE 101	CADD NAME: pamelade2.dwg
RESTON, VIRGINIA 20191	

RZ/FDP 2001-PR-032 Staff: MAG  
 Application No. 2001-PR-032  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 3-13-02  
 Date of (BOS) (PC) approval 3-18-02  
 Sheet 6 of 8

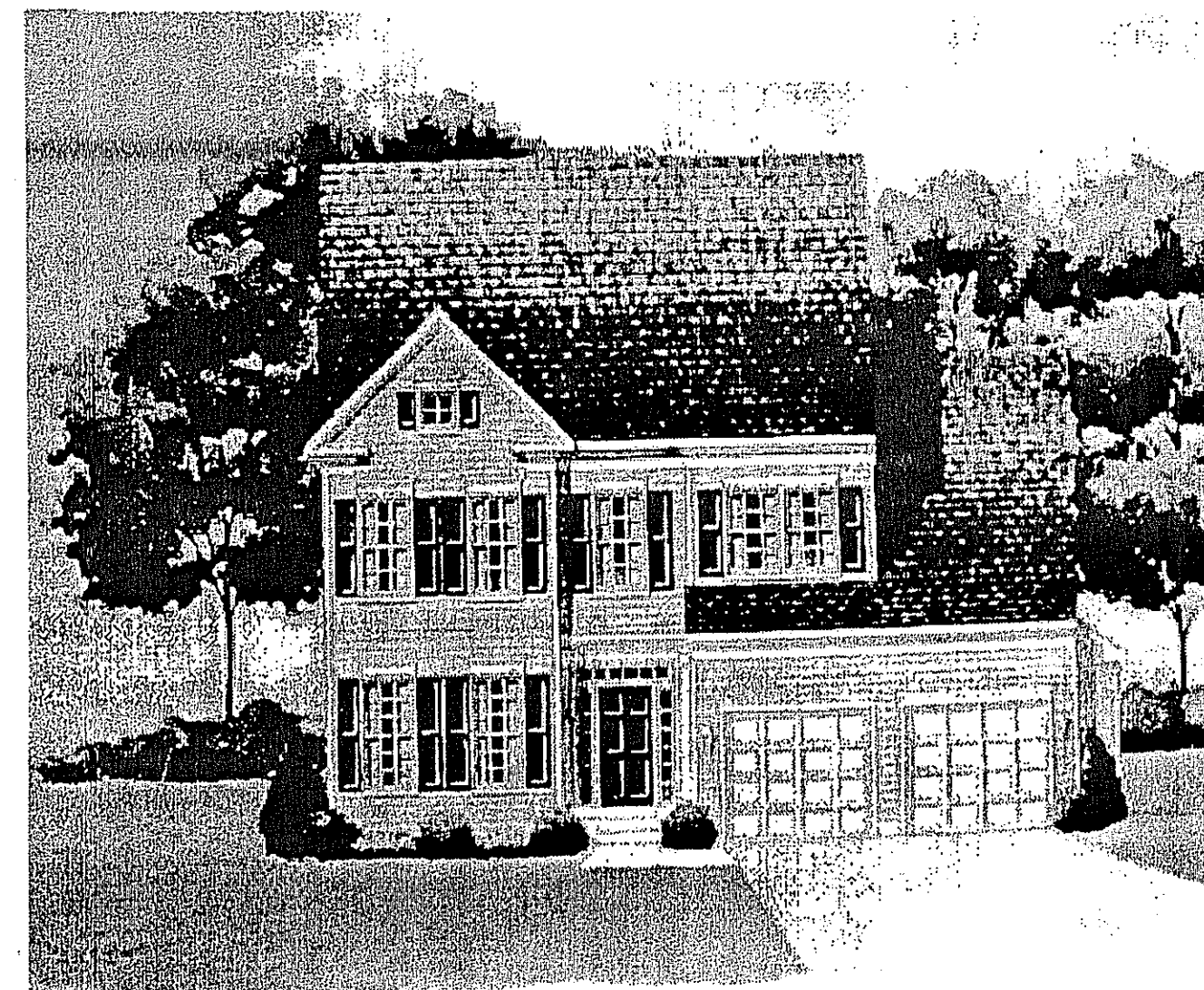
FEBRUARY 6, 2002  
 JANUARY 28, 2002





ELEVATION 1

NO SCALE



ELEVATION 2

NO SCALE



ELEVATION 3

NO SCALE



ELEVATION 4

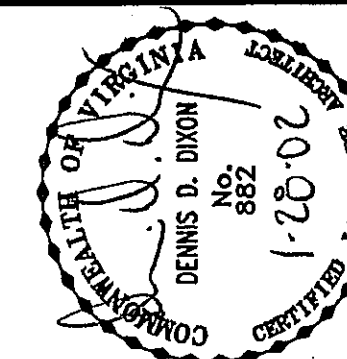
NO SCALE



ELEVATION 5

NO SCALE

NOTE:  
ALL EXTERIOR FACADES SHALL BE BRICK, STONE OR CEMENTITIOUS SIDING  
(e.g. 'HARDIPLANK') OR A COMBINATION THEREOF.



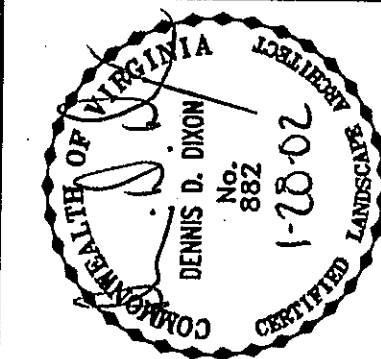
HOUSE ELEVATION  
**OAKTON PARK**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RZ/FDP  
Application No. 2001-PR-032 Staff MAG  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (QDP) (FDP)  
SEE PROFFERS DATED 3-18-02  
Date of (EOS) (PC) approval 3-18-02  
Sheet 7 of 8

FEBRUARY 6, 2002  
REVISED JANUARY 28, 2002  
JANUARY 18, 2002  
REVISED DECEMBER 10, 2001

BC REVISIONS	DESIGNED BY: PLR
AUGUST 31, 2001	DRAFTED BY: CAD
SEPTEMBER 14, 2001	CHECKED BY: DDD
REVISED SEPTEMBER 28, 2001	DATE: AUGUST 31, 2001
REVISED OCTOBER 29, 2001	SCALE: HOR. 1/4"=1'
NOVEMBER 30, 2001	VERT. N/A
OWNER	SHEET 7 OF 8
CONTRACT PURCHASER & APPLICANT:	CO. NO. RZ 2001-PR-032
STANLEY MARTIN HOMEBUILDING	FILE NO. 01017.01-08
SUITE 100	CADD NAME: psmel1.DWG
10000 COMMONS DRIVE	
RESTON, VIRGINIA 20191	





DETACHED GARAGE ELEVATION  
 (LOT 9 ONLY)  
**OAKTON PARK**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

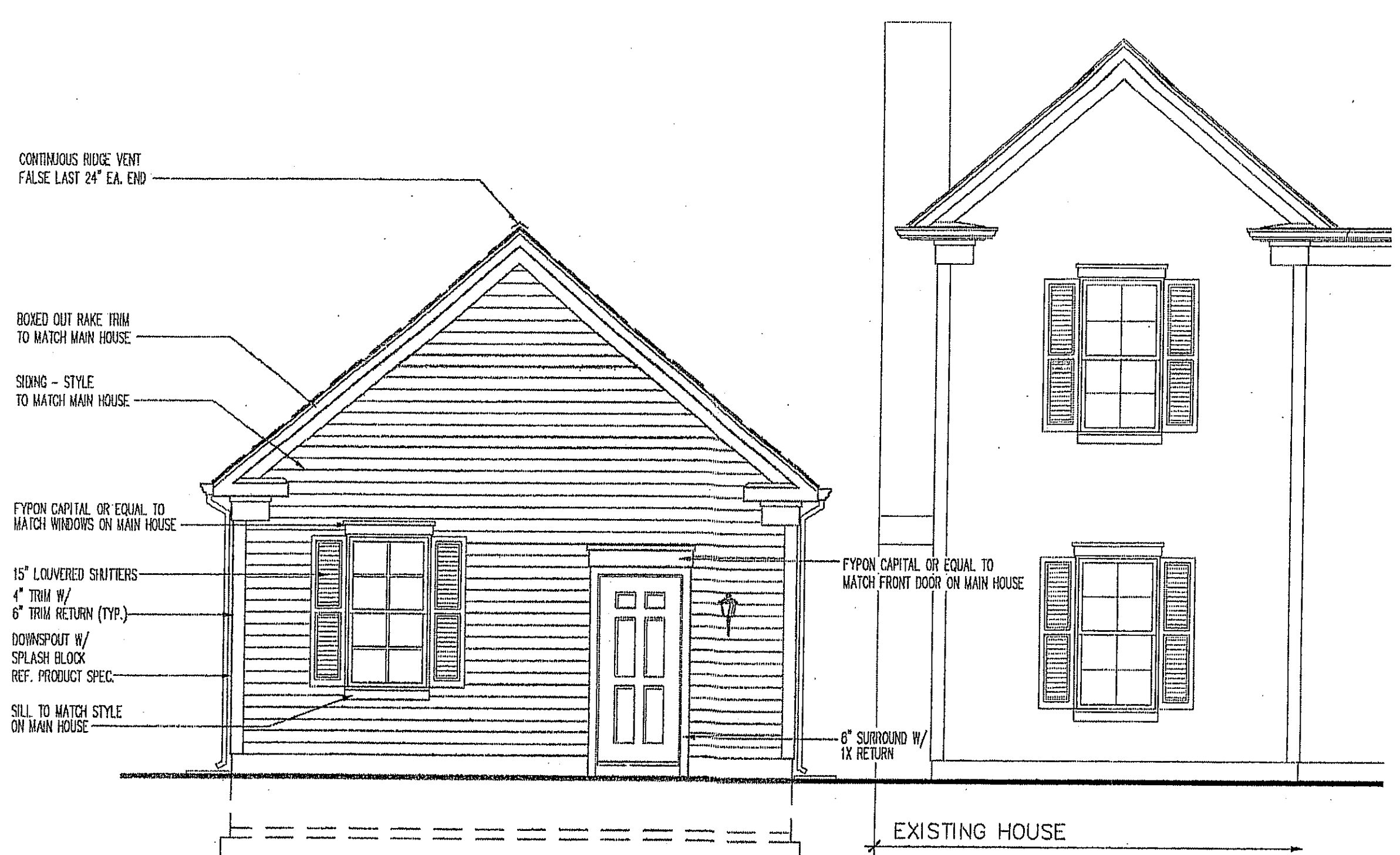
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: AUGUST 31, 2001
SCALE: HOR. N/A VERT. N/A
SHEET 8 OF 8
CO. NO. RZ 2001-PR-032
FILE NO. 01017.01-08
CADD NAME: psmel2.DWG

OWNER STANLEY MARTIN HOMEBUILDING SUITE 100 RESTON, VIRGINIA 20191
CONTRACT PURCHASER & APPLICANT: STANLEY MARTIN HOMEBUILDING SUITE 100 RESTON, VIRGINIA 20191

BC REVISIONS  
 SEPTEMBER 14, 2001  
 REVISED SEPTEMBER 28, 2001  
 OCTOBER 23, 2001  
 NOVEMBER 30, 2001

RZ/EDP  
 Application No. 2001-PR-032 Staff MAG  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 3-18-02  
 Date of (BOS) (PC) approval 3-18-02  
 Sheet 8 of 8

Application No. \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 (GDP) (CDP) (FDP)  
 OFFERS DATED \_\_\_\_\_  
 (BOS) (PC) approval \_\_\_\_\_  
 of \_\_\_\_\_

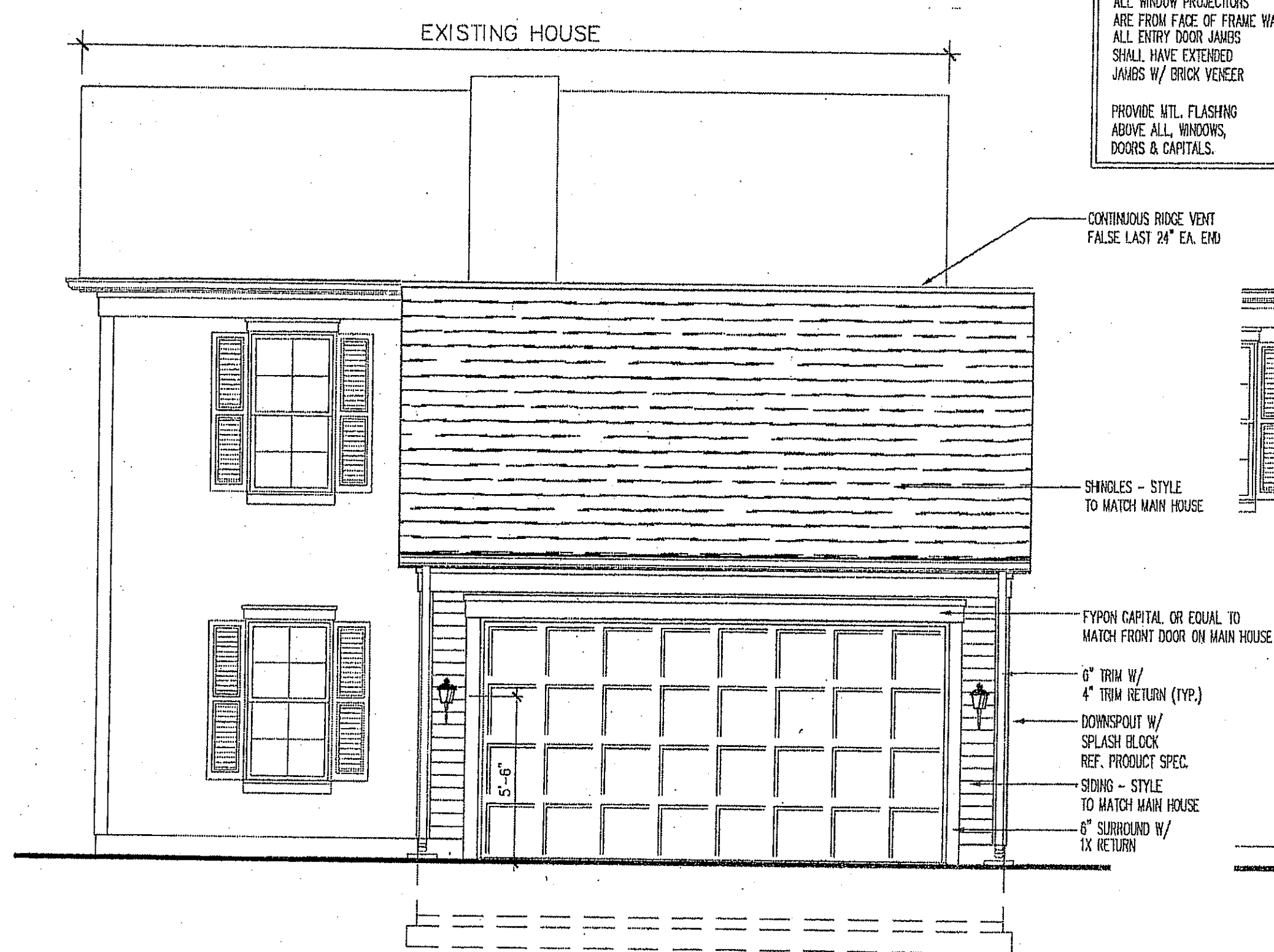


REAR ELEVATION  
 1/4" = 1'-0"

NOTE:  
 ALL WINDOW PROJECTIONS  
 ARE FROM FACE OF FRAME WALL.  
 ALL ENTRY DOOR JAMBS  
 SHALL HAVE EXTENDED  
 JAMBS W/ BRICK VENEER.  
 PROVIDE MTL. FLASHING  
 ABOVE ALL WINDOWS,  
 DOORS & CAPITALS.



FRONT ELEVATION  
 1/4" = 1'-0"



SIDE ELEVATION  
 1/4" = 1'-0"